



House - Terraced

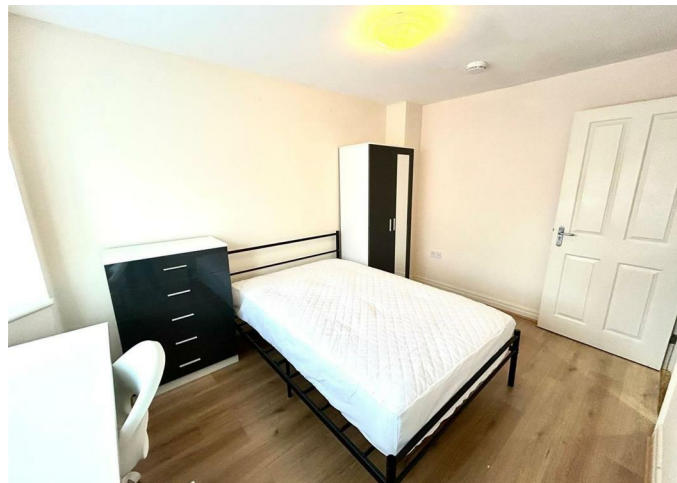
# 88B NEW STREET, LEAMINGTON SPA, WARWICKSHIRE, CV31 1HL

PCM

£3,000

## FEATURES

- Student Home
- Six Bedrooms
- Furnished
- South Leamington
- Open Plan Kitchen/ Lounge Area
- Low Maintenance Patio Garden



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# 6 Bedroom House - Terraced located in Leamington Spa

\*\*\*\* AVAILABLE FOR OCCUPATION AUGUST 2026 \*\*\*\* STUDENT HOME \*\*\* BILLS NOT INCLUDED\*\*\*

Nestled in the heart of Leamington Spa on New Street, this charming six-bedroom FURNISHED terraced house offers a perfect blend of comfort and modern living. The property boasts a well-designed open plan fitted kitchen and lounge, equipped with all white goods, appliances, and furnishings with French doors that open to a private courtyard garden. A double bedroom, storage cupboard and a guest cloak room can be found to this floor.

To the first floor there is three bedrooms equipped with beds, desks, and storage. A bathroom with shower over bath and a shower room are also on this floor both of which have been refitted this year 2023.

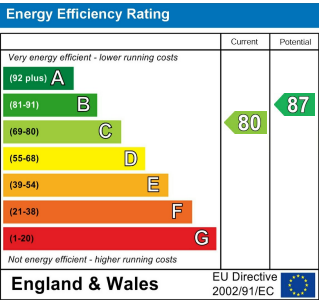
To the second floor are two double bedrooms also equipped with beds, desks, and storage.

Outside, the low maintenance garden presents an excellent opportunity for outdoor enjoyment without the burden of extensive upkeep. This space is perfect for summer barbecues or simply unwinding after a long day.

Located in a vibrant area of Leamington Spa, residents will benefit from easy access to local amenities, parks, and excellent transport links. This property is not just a house; it is a home that promises a delightful living experience in one of the most sought-after towns in the Midlands. EPC Rating C. Council Tax Band E. Viewing Essential.

Call us on  
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Council Tax Band  
**E**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.